



13 June 2023

Mark Bryan, MCIP, RPP
Senior Planner
Town of Collingwood
97 Hurontario Street, PO Box 157,
Collingwood, ON L9Y 3Z5

Dear Mr. Bryan:

**RE: Draft Plan of Subdivision & Zoning By-law Amendment Applications
7926, 7914, and 7896 Poplar Sideroad, Town of Collingwood
(Summitview Phase 3)**

OUR FILE: Y2191

MacNaughton Hermson Britton Clarkson Planning Limited ("MHBC") have been retained by Poplar Developments I Inc. (the "Applicant") to submit formal applications for a Draft Plan of Subdivision (the "DPS") and a Zoning By-law Amendment (the "ZBA") at 7926, 7914, and 7896 Poplar Sideroad (the "Site").

The following documents are submitted in support of this application:

- Application Forms;
- Archaeological Assessment prepared by ARA Ltd dated November 2015;
- Archaeological Assessment prepared by AA Ltd dated October 2018;
- Draft Plan of Subdivision prepared by MHBC dated February 2023;
- Draft Text and Schedule for ZBA prepared by MHBC;
- Functional Servicing Report prepared by Tatham dated May 2023;
- Geotechnical Letter of Opinion prepared by Soil Engineers Ltd dated January 2023;
- Hydrogeological Assessment prepared by Soil Engineers Ltd dated May 2023;
- Letter from the Ministry regarding Archaeology dated October 2019;
- Noise Impact Study prepared by Bouwmeester & Associates dated May 2023;
- Parcel Register;
- Phase One ESA prepared by Soil Engineers Ltd dated May 2023;
- Planning Justification Report prepared by MHBC dated May 2023;
- Service Capacity Allocation Policy (SCAP) Matrix dated June 2023;
- Stormwater Management Report prepared by Tatham dated May 2023;
- Traffic Impact Study prepared by Tatham dated April 2023;
- Tree Management Plan prepared by Hill Design Studio dated May 2023; and

- Urban Design and Architecture Control Guide prepared by MHBC dated May 2023.

Additionally submitted is a Comment Response Matrix – which address all comments raised during the pre-consultation submission.

As directed by the Town, the application is submitted through the online application portal, however the cheques have been submitted by registered post.

Should you have any queries regarding any of the above or regarding the submission, please do not hesitate to contact us.

Yours truly,

MHBC



Kory Chisholm BES, M.Sc., MCIP, RPP
Partner



Opani Mudalige Hon BA, M.Sc., MRTPI
Intermediate Planner

cc. Chris Matson | Matson Planning and Development Inc.